073.0	0001	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,300 / 897,300
					USE VALUE:	897,300 / 897,300
					ASSESSED:	897,300 / 897,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDWARDS GABRIEL E/CARRIE F
Owner 2:	
Owner 3:	
Street 1:	59 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THIBODEAUX TAMIEKA R -
Owner 2:	-
Street 1:	59 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,770 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Clapboard Exterior and 2466 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8770.000	419,100		478,200	897,300
Total Card	0.201	419,100		478,200	897,300
Total Parcel	0.201	419,100		478,200	897,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.87 | /Parcel: 363.8

Legal Description

User Acct 45999

GIS Ref

GIS Ref

Insp Date 09/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,200	0	8,770.	478,200	897,400	897,400	Year End Roll	12/18/2019
2019	101	FV	323,400	0	8,770.	444,000	767,400	767,400	Year End Roll	1/3/2019
2018	101	FV	308,300	0	8,770.	444,000	752,300	752,300	Year End Roll	12/20/2017
2017	101	FV	308,300	0	8,770.	389,400	697,700	697,700	Year End Roll	1/3/2017
2016	101	FV	297,900	0	8,770.	355,200	653,100	653,100	Year End	1/4/2016
2015	101	FV	279,100	0	8,770.	314,200	593,300	593,300	Year End Roll	12/11/2014
2014	101	FV	279,100	0	8,770.	297,100	576,200	576,200	Year End Roll	12/16/2013
2013	101	FV	279,100	0	8,770.	282,800	561,900	561,900		12/13/2012

!6121!

PRINT

Date	Time
12/10/20	20:55:51

LAST REV

Date	Time
10/21/20	15:07:24
danam	
6121	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THIBODEAUX TAMI	50562-164		1/4/2008		550,000	No	No		
OPPEDISANO CHAR	42594-367		4/28/2004		495,000	No	No		
	14872-413		1/1/1983		13,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	816	Add Bath	40,000	C				
4/27/2017	486	Add Bath	150,000	O				add bath redo bath
10/10/2013	1519	Wood Dec	88,000	O				
9/16/2009	851	Manual	4,460					
1/31/2001	40	Redo Bat	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Inspected	DGM	D Mann
9/27/2017	Permit Visit	DGM	D Mann
8/3/2016	Measured	PT	Paul T
8/3/2016	Left Notice	PT	Paul T
3/4/2014	Info Fm Prmt	EMK	Ellen K
4/9/2009	Measured	189	PATRIOT
7/25/2004	MLS	MM	Mary M
10/13/1999	Meas/Inspect	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8770		Sq. Ft.	Site		0	70.	0.78	12									478,173						478,200	

Total AC/HA: 0.20133 | Total SF/SM: 8770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,173 | Spl Credit | Total: 478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	5	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19179559
Const Adj.:	0.99098402
Adj $ / SQ:	124.010
Other Features:	114115
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469820
Depreciation:	50741
Depreciated Total:	419079

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

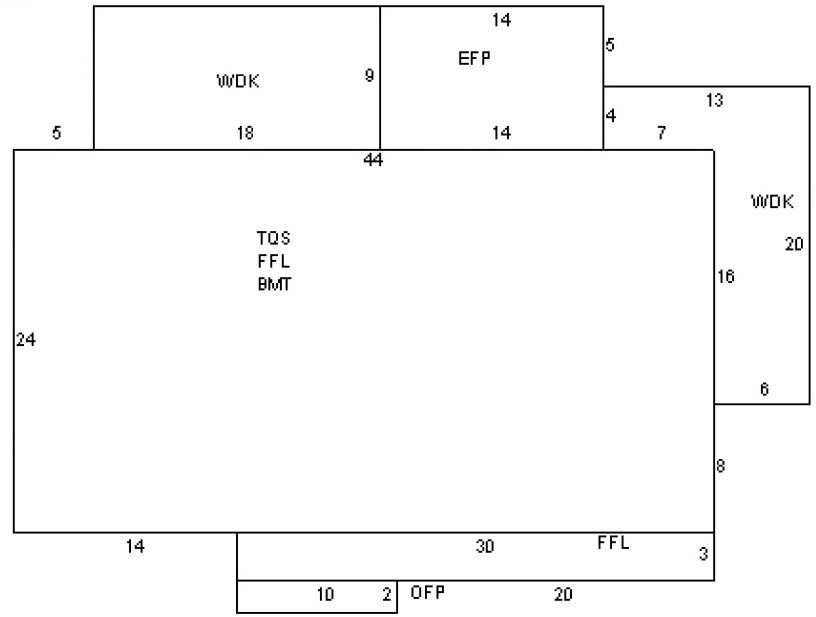
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.41
Special Features:	0	Val/Su Net:	121.48
Final Total:	419100	Val/Su SzAd	216.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,146	124.010	142,116
BMT	Basement	1,056	59.520	62,858
TQS	3/4 Story	792	124.010	98,216
WDK	Deck	310	9.140	2,834
EFP	Enclos Porch	126	48.390	6,097
OFP	Open Porch	20	43.600	872

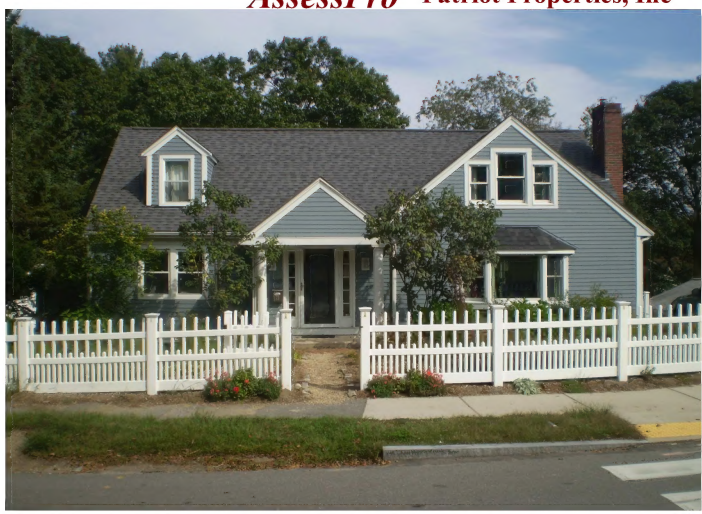
Net Sketched Area:	3,450			Total:	312,993
Size Ad	1938	Gross Are	3714	FinArea	2466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	